



4 Napier Crescent, Fareham, PO15 5BL

Asking Price £395,000





Napier Crescent |  
Fareham | PO15 5BL  
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W&W are delighted to offer for sale this beautifully presented & vastly improved chalet style three bedroom semi detached bungalow. The property boasts three bedrooms, lounge, modern kitchen/dining room, ground floor shower room & additional bathroom. The property also benefits from a rear garden & shingled driveway providing parking for multiple vehicles.

Napier Crescent is situated in the popular location of Fareham. The property is situated within walking distance to local amenities and restaurants. The property is also close to the local Henry Cort Community School. Within walking distance is also a recreational play park. Transport Links are easily accessible to this property to with the nearest train station being a 30 minute walk and M27 a 10 minute drive.





Beautifully presented, vastly improved & extended three bedroom semi detached 'Chalet Style' bungalow

No chain ahead

Welcoming entrance hall enjoying Kardean flooring flowing into the kitchen/dining room, shower room & bathroom

Lounge with double doors opening out onto the rear garden & feature skylight lantern roof

Replacement carpets to the lounge, stairs, landing & all three bedrooms

Dual aspect kitchen/dining room with double doors opening out onto the garden & feature skylight lantern roof

Modern kitchen boasting shaker style units & attractive wood effect worktops

Integrated appliances include oven, hob, fridge/freezer, dishwasher & washing machine

Replacement oakwood internal doors throughout

Main bedroom to the ground floor enjoying built in storage cupboard

Modern bathroom comprising three piece white suite & attractive tiling

Additional guest bedroom to the ground floor with window to the front

Modern shower room comprising three piece white suite, attractive tiling & feature low profile double shower cubicle tray

Impressive oakwood & glass balustrade staircase

Triple aspect top floor bedroom enjoying three velux windows, two built in storage cupboard & eaves storage

Rear enclosed low maintenance garden majority laid to paved patio with large shed to remain

Car port to to the side of the property

Shingled driveway providing parking for multiple vehicles

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by SKY

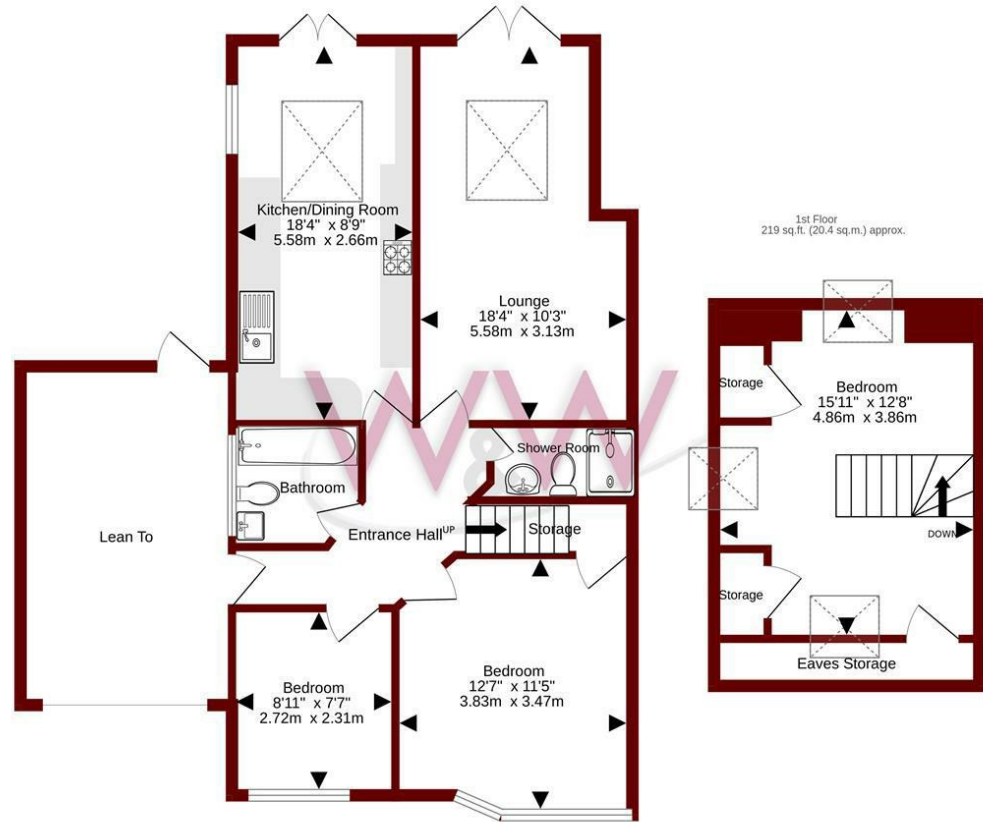
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>





Ground Floor  
843 sq.ft. (78.3 sq.m.) approx.



1st Floor  
219 sq.ft. (20.4 sq.m.) approx.

TOTAL FLOOR AREA: 1062 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk